

-What if It's Not a CAR contract?

CAR forms should be used on every transaction if at all possible.

Occasionally, there may be situation where a different publisher of forms is used depending upon the standards of that particular Board of Realtors.

1. **San Francisco** – Generally transactions require the use of the San Francisco Board of Realtors forms [the SF Library is available to all agents through Zip Forms]. These form are somewhat different – especially the SF Purchase Agreement, Supplemental Disclosure to the TDS [Transfer Disclosure Statement] and Contingency Removal form.
2. **San Mateo/Santa Clara County** – The Boards of Realtors for San Mateo/Santa Clara Counties require the use of PRDS forms [Peninsula Regional Data Services]
3. **New Home Builders** will generally use their own contract and disclosure forms. Because you are being paid a referral by the Builder, you are not responsible for the forms used.
4. **Relocation Companies** may use their own contract and disclosure forms. Generally, you can write up your offer on a CAR RPA form, and then the Relocation Company will use a Standard Relocation Addendum to “tweak” the terms. If you have any questions, please seek advice from your broker or support staff.
5. **REO [Foreclosure Banks]** may use their own contract and disclosure forms. Generally, you can write up your offer on a CAR RPA form, and then the REO Bank will use a Standard REO Addendum to “tweak” the terms. If you have any questions, please seek advice from your broker or support staff.